

5TH STREET INDUSTRIAL BAY

1202 5 Street, Nisku, AB

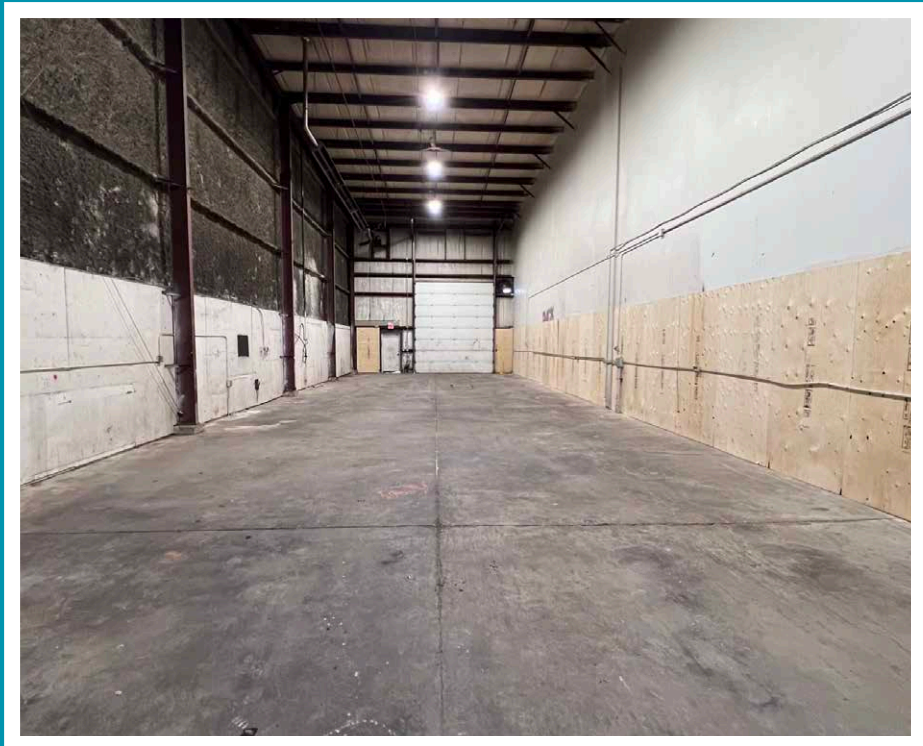
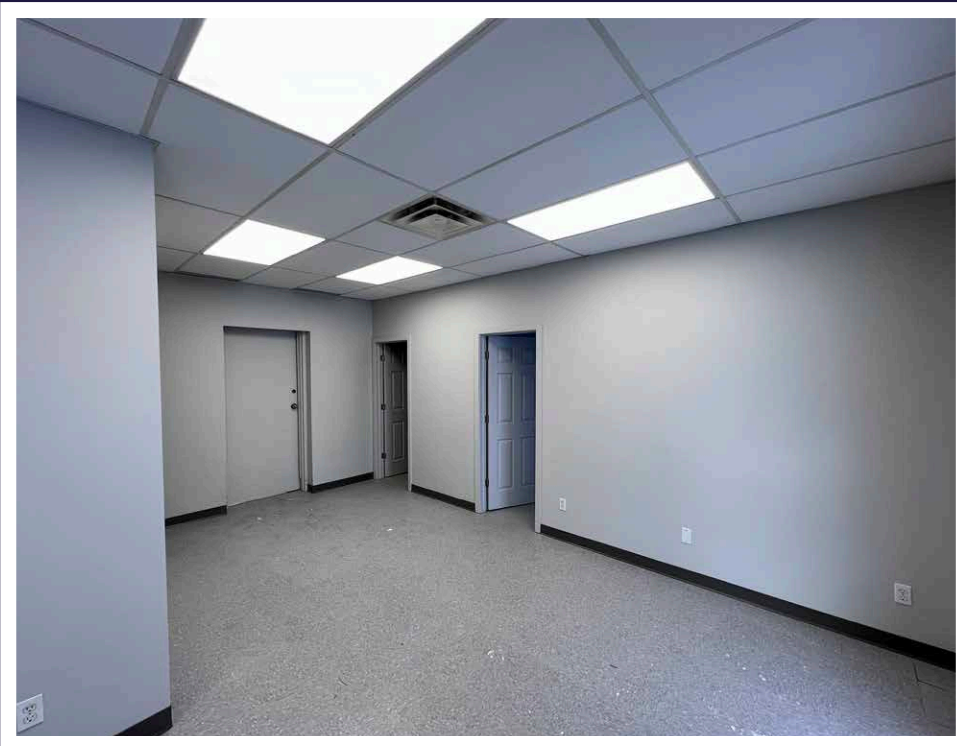
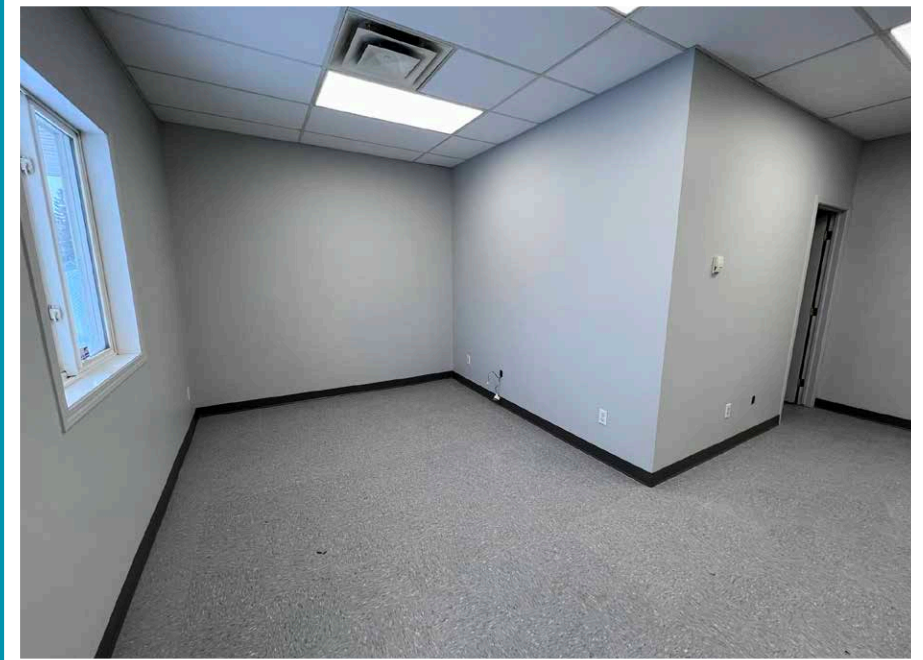
3,600 SF INDUSTRIAL BAY AVAILABLE



YARD AREA WITH BAY

PROPERTY HIGHLIGHTS

- Located in Nisku Industrial Park
- Adjacent to Edmonton's International Airport
- Western Canada's largest business and industrial park
- Large marshalling and yard area
- Recently completed office and warehouse improvements
- Great exposure to 5th Street



PROPERTY DETAILS

NEIGHBOURHOOD:	Nisku Industrial Park
ZONING:	IL - Light Industrial
SPACE SIZE: BAY C	600 SF Office 3,000 SF Warehouse 3,600 SF Total
LOADING DOOR:	14'x16' grade loading door

POWER SERVICE:	200 Amp, 208 Volt (TBC by Tenant)
CEILING HEIGHT:	24' Clear
LEASE RATE:	\$13.00 per SF
OPERATING COSTS:	\$4.25 per SF (2025 estimate)
AVAILABILITY:	30 Days

AERIAL VIEW



KEEP IN TOUCH

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